

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Toan B. Chung, SBN 276505 ROQUEMORE, PRINGLE & MOORE, INC. 6055 E. Washington Blvd., Suite 500 Los Angeles, CA 90040-2466 Tel No. (323) 724-3117 Fax No. (323) 724-5410 tbchung@rpmlaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John P. Pringle, Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</b>	
In re:  ELLEN LUCILE SALKIN,       Debtor(s).	CASE NO.: 6:13-bk-28775-MW CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 02/13/2018	<b>Time:</b> 2:00 pm
<b>Location:</b> U.S. Bankruptcy Court, Courtroom 225, 3420 Twelfth Street, Riverside, CA 92501	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 01/30/2018

**Description of property to be sold:**

The Estate's interest in that Promissory Note Secured by Deed of Trust dated October 19, 2001 (the "Note"). A copy of the Note is attached hereto. The Notes pays a monthly installment of \$1,273.50 until November 14, 2026.

**Terms and conditions of sale:**

The sale of the Estate's interest in the Note is on an "as is, where is" basis, without any warranties, either express or implied and is subject to any security interest. The sale is subject to overbid and the Court's approval.

**Proposed sale price:** \$ 70,000.00

**Overbid procedure (if any):** Bidder must be qualified, must deposit \$1,000.00 by cashier's or bank check made payable to the Trustee and present to the Trustee's counsel at or before the time of the sale hearing a pre-approved loan letter. All overbids must be in increments of no less than \$1,000.00.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: February 13, 2018  
Time: 2:00 p.m.  
Place: U.S. Bankruptcy Court  
Courtroom 225  
3420 Twelfth Street  
Riverside, CA 92501

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Toan B. Chung, Esq.  
Roquemoore, Pringle & Moore, Inc.  
6055 E. Washington Blvd., Suite 500  
Los Angeles, CA 90012  
Tel: (323) 724-3117  
Fax No. (323) 724-5410  
tbchung@rpmlaw.com

Date: 01/17/2018

ESCROW NO.: 1765-JB

**NOTE SECURED BY DEED OF TRUST****INSTALLMENT NOTE - INTEREST INCLUDED**

OCTOBER 19, 2001

**\$165,000.00**

LA VERNE, CALIFORNIA

In installments and at the time hereinafter stated, for value received, I/We, promise to pay to Marshall A. Salkin and Ellen L. Salkin, trustees of The Salkin Family Trust Established June 8, 1984

or order, at La Verne, California, or at place designated by the holder(s) hereof, the principal sum of One Hundred Sixty Five Thousand And 00/100 Dollars (\$165,000.00) with interest from NOV. 14, 2001 on the amounts of principal remaining from time to time unpaid, until said principal sum is paid, at the rate of EIGHT (8) % per cent per annum. Principal and interest payable in monthly installments of ONE THOUSAND TWO HUNDRED SEVENTY THREE AND 50/100 (\$1,273.50) or more, commencing on the 14th day of December, 2001 and continuing each and every month thereafter until November 14, 2026 at which time the entire unpaid principal balance, together with interest due thereon, shall become all due and payable.

This note is subject to Section 2966 of the Civil Code, which provides that the holder of this note shall give written notice to the trustor, or his successor in interest, of prescribed information at least 90 and not more than 150 days before any balloon payment is due.

The Deed of Trust securing this note contains the following: "This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part thereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable."

In the event any payment is not paid within 10 days of the due date, Trustor shall pay to Beneficiary a LATE CHARGE of \$50.00 in addition to each payment due and unpaid.

**PREPAYMENT:** Any prepayment of principal or interest within the first five (5) years shall require the agreement of Beneficiary herein.

Each payment shall be credited first on interest then due and the remainder on principal sum; and interest shall thereupon cease upon the amount so credited on the said principal. Should default be made in payment of any installment when due the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest payable in lawful money of the United States of America. Should suit be commenced to collect this note or any portion thereof, such sum as the Court may deem reasonable shall be added hereto as attorney's fees. This note is secured by a Deed of Trust to First American Title Company, a California Corporation as Trustee, affecting the property located at: 328 W. 2nd Street, Claremont, CA 91711

First Church of Christ, Scientist, Claremont California, A  
California Corporation

By:

*Corinne H. Gallman*

Corinne H. Gallman

Chairman/Brd. of Directors

**DO NOT DESTROY THIS NOTE:** When paid, said original Note, together with the Deed of Trust securing same, must be surrendered to Trustee for cancellation and retention before reconveyance will be made.